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# AMD Home Inspections

10341 N. Portal Ave. Cupertino Ca. 95014

Allen's Cell 408-446-4663

amdinspects@gmail.com



### *Site Location:*

395 Carroll St. Sunnyvale, Ca

### *Structure Type:*

Single family detached home  
3 bedrooms and 2 bathrooms  
With detached 2 car garage

### *Client:*

Dennis and Christie Moolenaar

### *Listing Agent:*

Dave Clark C/O Keller Williams Realty

*Inspection Date:* 1/17/2019

## WHAT YOU CAN EXPECT FROM THIS INSPECTION REPORT

The inspection is a reasonable effort to disclose the condition of the property on the day of inspection. ***The inspection does not reveal information on concealed items or items the inspector is unable to inspect.*** The inspection to be performed for the client is a non-invasive physical examination, designed to identify any significant defects in the systems, structures, and components of the primary dwelling and its associated primary parking structure as they exist at the time of the inspection. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible to the inspector without the removal of furniture, or other personal property that may be present at the property. The inspector shall prepare a written inspection report for the sole use and benefit of the client.

**The client agrees to read the entire inspection report when it is received and shall promptly call the inspector at 408-446-4663 with any questions or concerns client may have regarding the inspection report or the inspection.**

On the following pages you will be provided with all the inspector's findings. Home inspectors are generalists and are not acting as specialists in any trade. We are trained to observe when a particular system may have a major problem, or one that will likely cause failure in the near future, or when a system may need immediate attention in the form of preventive or routine maintenance. Each category will contain what type of system or structure was inspected and if there were any major or minor concerns noted.

A major concern is generally considered to be any repair that is significant and or poses a safety hazard. When items are rated, the categories are as follows: **Acceptable** ratings should give satisfactory service within the limits of its age. A **Minor Defect** is generally cosmetic in nature and repair is optional. A **Marginal** rating is considered less than satisfactory and may need repair soon. A **Defective** rating requires repair, replacement, or corrective action. A **Hazardous** rating is a potentially dangerous situation that needs immediate attention, repair, or replacement. **Maintenance required or recommended** is considered normal upkeep and used regularly within the report to denote action needed. Digital photographs may be present in report to clarify or document defects.

The inspector will often make recommendations to repair or upgrade specific items. (For instance; upgrade bathroom or kitchen receptacles to ground fault interrupter receptacles, or add approved smoke detectors in sleeping rooms and adjacent hallways.) These recommendations are often intended to improve a system or item with newer and safer products and technologies.

All of the inspector findings are approximations and not a definitive answer. It is impossible to predict exactly how long a system will last. AMD Home Inspections does not provide cost estimates to repair or replace any noted deficiencies. Consult a qualified licensed contractor for an exact estimate.

Before each category in the report there is a brief description of what is included in the inspection of that category, for instance; the exterior contains items such as, windows, doors, siding, trim, driveways, and sidewalks etc. Check each description prior to reviewing the findings.

***AMD Home Inspections is not licensed by the state of California as a pest inspector and any suspect findings (if noted at all) will be noted as such and be referred to the termite inspectors report for definitive answers and for recommended remedies. Photos of structural damage caused by water, fungi, and or wood destroying pests may or may not be included in the report.***

We have made every effort to make this report as comprehensive as possible. **If you do not understand any part of this report, please do not hesitate to call our off at 408-446-4663**

**PLEASE READ THIS AGREEMENT CAREFULLY.**

AMD Home Inspections agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property in accordance with the **American Society of Home Inspectors (ASHI) standards**. The inspection and written report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT; the report is nontransferable, and not intended for the use of any third party.

**The written report will include the following only:**

\* General exterior, including roof, siding, windows, chimney, driveways, sidewalks, hard-scaping such as brick planters and retaining walls, general drainage and grading \* Attached garage, (detached garages are inspected only if they are the primary parking structure) \* Structural condition of foundation and frame\* Electrical, plumbing, hot water heater, heating and air conditioning (Gas and water valves are not mechanically tested) (Water pressure is not tested with a gauge, although noted if less than satisfactory pressure is observed). \* Appliances including; ovens, ranges, garbage disposals, trash compactors, exhaust fans, and air conditioners are only tested for functionality. The self-cleaning mode on an oven is not tested. Electronic air filters are not tested.\* General interior, including ceilings, walls, floors, windows, insulation and ventilation. Cosmetic defects are not noted. **(Koi ponds or water features are not inspected) (Detached garages (other than primary parking structures), pool houses and second dwelling units will be inspected only by inspector's approval prior to inspection and fees will be adjusted accordingly). (Manufactured or prefab sun rooms and or solariums are not inspected)**

Maintenance and other items may be discussed but they are not a part of the inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind and is only based on the inspector's opinions. We do not review building permits or other agency records, seismic hazard zones or flood zones at any building department or other public government agencies.

It is understood and agreed that the inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. **Latent and concealed defects and deficiencies are excluded from the inspection.** We do not perform any destructive testing or dismantling of equipment, systems or exposed surfaces such as roofing, siding, stucco, trim, drywall, paneling, sub flooring, finished flooring, etc. AMD Home Inspections will be under no obligation under any circumstances for any follow-up inspection.

**ENVIRONMENTAL HAZARDS** including asbestos, lead paint/pipes/solder, radon, urea formaldehyde, toxic wastes, polluted water, contaminants and all pollutants and hazardous material are not part of this survey/inspection.

**AMD Home Inspections does not conduct specialized tests for the presence of microscopic asbestos fibers in the construction materials. Some amount of asbestos fibers may be present, and for more information, interested parties may contact the Environmental Protection Agency. EPA recommendations should be considered before purchase and or remodeling.**

Auxiliary systems such as Alarm, Solar, Private Water, Private Sewer, Security, Sprinkler, Elevator, Intercom, Central Vacuum, water purification systems, soft water systems. Swimming Pools, portable Space Heaters, window mounted Air Conditioners, Appliances such as clothes washers and dryers, refrigerators, Jacuzzis, Spas, Saunas, or any system not considered a part of the major building systems are not a part of the inspection process. In addition, no inspection for household insects or rodents will be performed. **AMD Home Inspections is not licensed by the state of California as a pest inspector and any suspect findings will be noted as such and be referred to the termite inspectors report for definitive answers and for recommended remedies.**

***Intermittent or concealed problems:*** After moving into your house you may discover a problem that was not apparent at the time of the inspection. Bear in mind that some problems can only be discovered after living in a house. They cannot be discovered during a few hours of an inspection. For example, some bathroom fixtures such as a tub or shower stall may only leak when someone is in the shower or tub, but do not leak when you just turn on the water faucet or shower head. Some roofs only leak when certain conditions exist. Some problems will only be discovered when floor coverings are removed, or when furniture is removed or when finishes such as wallpaper are removed. These problems may have existed at the time of the inspection but there were no clues to their existence. The home inspection is based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should see a future problem.

***If the Client believes that there is an error in the inspection report, please call us immediately at 408-446-4663 we do understand the time constraints and contingencies that may be involved in this transaction. We will make every effort to get a correction letter to you immediately upon notification, as long as we agree that there is an error.*** AMD Home Inspections reserves the right to correct any conditions resulting from an error or omission in the report as long as we agree that there was an error. Any corrections will be performed in accordance with current local building codes.

***The parties agree that AMD Home Inspections, and its employees and agents, assume no liability or responsibility for the cost of repairing or replacing any unreported or concealed defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED TO BE A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. AMD HOME INSPECTIONS IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.***

It is understood and agreed that should AMD Home Inspections and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of AMD Home Inspections and/or its agents or employees, shall be limited to a sum equal to the amount of the fee paid by the CLIENT for the Inspection and Report.

It is understood that this report is for the sole use and benefit of the client(s) listed on the front page of report. **This report is non transferable or to be used by a third party. If this report was prepared for and paid for by the seller or their agents, it is not transferable to the buyer unless requested in writing and a complete re-inspection is performed and all applicable fees are paid to AMD Home Inspections.**

The parties agree that an e-mailed or faxed copy of the report and agreement constitutes acceptance of this document as binding and is to be relied upon in lieu of the original or signed copy.

*Allen M. Dugan*  
*AMD Home Inspections*

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## Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed, a qualified contractor should correct them.

**LANDSCAPING:** Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.

**Site:** Level

**Improvements:** Wood perimeter fencing

**Conditions:** **Loose fence boards** --- The inspector observed one or more loose or missing fence boards at the property. Repair or replace boards as needed.

Location: right front corner

**Leaning sections** --- One or more sections of the wood fencing are leaning and have rotten posts. Monitor and repair or replace sections as needed.

Location: right side yard

**Rating:** Monitor for changes

**PAVED AREAS:** This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.

**Sidewalks:** Concrete

**Conditions:** **Uneven steps** --- Uneven steps were noted. The maximum riser height should not be more than 8 1/4" and should not exceed the smallest by more than 3/8" in any run of stairs. This is a tripping hazard and should be repaired.

Location: rear yard to garage

**Rating:** Monitor for changes

**Driveway:** Concrete

**Rating:** Serviceable condition

**SIDING/TRIM:** Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.

**Siding:** Stucco

**Conditions:** **Minor stucco cracks** --- The inspector observed minor cracks at the stucco siding. Most stucco will develop minor hairline cracks over time and only wider cracks would indicate structural movement.

**Rating:** Monitor for changes

**Trim:** Wood

**Conditions:** **Consult termite report for exterior conditions** --- Consult termite/pest report for all exterior wood siding and wood surfaces. AMD Home Inspections may or may not include photos relating to termite, dryrot or other possible pest related problems with wood surfaces. AMD is not a licensed pest inspector.

**PORCH/DECK:** Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.

**Patio:** Concrete

Conditions: **Minor cracks at concrete** --- The inspector observed minor cracking at the concrete surface. Most all concrete will crack over time and only large cracks, separations, or uneven areas should be repaired.  
**Wood borders uneven** --- The wood borders that separate the different sections of concrete at patios or sidewalks are uplifted or settled. Use caution at these areas and repair if condition worsens over time.

Rating: Monitor for changes

**WINDOWS:** Windows are an important part of the structure, gaining and losing more heat than any other element.

**Type:** Vinyl  
**Rating:** Serviceable condition

**Glazing:** Double pane insulated glass  
**Conditions:** **Fogged** --- Fogging was observed. This indicates failure of the seal between layers of glass. Replacement is the only method to cure this problem.  
Location: possibly one at front of the house in living room, upper panel  
**Rating:** Monitor for changes

**DOORS:** Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.

**Entry:** Wood and glass  
**Rating:** Serviceable condition

**Other:** Hinged Patio  
**Rating:** Serviceable condition

**GARAGE:** Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions are reported accordingly.

**Garage:** Detached Garage  
**Conditions:** **Minor slab cracks** --- The garage floor has minor slab cracks. This is typically a minor defect as the garage floor is not a part of the perimeter foundation. Repair is only recommended if there is as tripping hazard.  
**Water intrusion** --- The interior of the garage has pooling water near the door when it rains. The strip drain in front of the garage may be plugged. Clean strip drain and outlet as needed to mitigate water from entering garage.  
**Rating:** Maintenance Recommended

**Cars:** 2

**Doors:** Metal, Sectional roll-up door(s)  
**Rating:** Serviceable condition

**Opener:** Automatic  
**Conditions:** **Auto reverse operable** --- The auto reverse function at the sectional garage door operated properly at the time of inspection.  
**Rating:** Serviceable condition

## Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed, a qualified contractor should correct them.

**STYLE:** The predominant roof style of the structure.

**Type:** Gable  
**Rating:** Serviceable condition

**COVERING:** Covering material is partially a matter of taste, but performs the vital function of keeping water out of the structure. The life of roofing material can vary greatly depending on geographic area and estimates of remaining life (if given) are ESTIMATES.

**Material:** Asphalt Shingle  
**Conditions:** **Roof inspected by others ---** Roofing components not inspected by AMD Home inspections. Consult roofing report provided by others for the condition of the roof and all components including roof drainage, gutters and downspouts.

**VENTILATION:** The types and condition of attic ventilation is covered in this section. Proper ventilation is important for maximum life of the roof covering and framing materials.

**Type:** Gable vents  
**Conditions:** **Attic ventilation adequate ---** The attic ventilation appears to be adequate.

## Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed, a qualified contractor should correct them.

**FOUNDATION:** This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

**Type:** Crawl Space  
**Conditions:** **Soil dry at underfloor ---** The soil at the crawlspace was dry at the time of inspection.

**Foundation vent screen damaged ---** The inspector observed one or more foundation vent screens that have gaps and openings that could allow rodents to enter crawlspace. Repair all vent screens as needed.  
**Location:** one at left side of house at air conditioning electrical  
**Rating:** Maintenance Recommended

**Materials:** Concrete perimeter stem wall  
The house has a raised wood framed floor over a concrete perimeter stem wall and spread footing foundation.

Conditions: **Efflorescence** --- Efflorescence was observed. This white powdery substance is left behind on the surface after water migrates through masonry, usually harmless in moderate amounts.

**Spalling** --- The masonry is chipping or sloughing off, which is referred to as spalling. Normally caused by mortar deterioration over time, it is usually cosmetic in nature. Proper sealing of the surface will help prevent this condition.

**Foundation bolting noted** --- The inspector observed foundation bolts attaching the sill plates to the perimeter foundation with size of bolts and spacing not determined. It appears that the bolts seen were recently added during house remodeling.

**Minor vertical cracks** --- The inspector observed one or more vertical cracks at the perimeter stem wall. These crack(s) are minor in nature with no gaps or offsets. In the inspector's opinion these cracks are normal for a structure of this age.

**Water stains** --- Water stains were noted at the basement wall plaster to the right as you go down the stairway. This appears to be water wicking through the concrete foundation wall. Consult others for possible remedies

Rating: Monitor for changes

**FLOORS:** This section covers the floors, primarily in the areas of support and construction. Floor coverings are discussed in other sections.

**Joist:** Girders and or Joists

Conditions: **Soil in contact with wood** --- The inspector observed soil in contact with several pier posts. The soil at the sub area is heaped up in several areas making it difficult to crawl to all areas of the foundation.

Rating: Monitor for changes

**Sub Floor:** Wood Boards

Conditions: **Water stains** --- Water stains were noted. Stains are evidence of prior water penetrations. Consult termite/pest report for more information and recommended action.

Rating: Monitor for changes

**INSULATION:** Floor and wall insulation is examined where visible.

**Walls:** Not Observed

**Floor:** Fiberglass

Conditions: **Partial underfloor insulation** --- Fiberglass batt insulation was noted at the some areas of the underfloor area.

**Falling insulation** --- Insulation is falling from its original position. Have the affected areas reattached properly.

Rating: Maintenance Recommended

**WALLS:** This section reports on the exterior walls of the building above the foundation and the bulkhead (if any).

**Exterior:** Conventional wood framing

Conditions: **Exterior and interior walls** --- The wall framing could not be observed at most areas because of finished wall surfaces. The structure appears to be plumb and level and has performed as intended since original construction.

Rating: Serviceable condition

# Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed, a qualified electrician should correct them.

**SERVICE:** Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.

**Type:** Overhead

**MAIN PANEL:** This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

**Type:** Breaker  
**Rating:** Serviceable condition

**Location:** Right side yard

**Amp Rating:** 200

**Volts:** 120/240

**SUB PANEL:** Auxiliary or subpanels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.

**Type:** Breaker  
**Rating:** Serviceable condition

**Location:** Utility Room

**Amp Rating:** 100

**Volts:** 120/240

**BRANCH WIRING:** The wiring that makes up the bulk of the electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.

**Type:** Grounded romex wiring  
**Rating:** Serviceable condition

**Material:** Copper  
**Rating:** Serviceable condition

## INTERIOR COMPONENTS:

The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.

**Fixtures:** Recessed can lights, Interior wall fixtures  
**Rating:** Serviceable condition

**Switches:** General light switches

Conditions: **General light switches** --- The general light switches operated properly at the time of inspection. Ceiling fan remote controls or other types of smart or bluetooth adapted switching is not inspected.

Rating: Serviceable condition

**GFI:** Interior GFCI receptacles

Conditions: **AFCI ok** --- When the test button on the arc fault circuit interrupter breaker was pushed, the circuit opened indicating a properly functioning device. Be sure to check the devices as suggested by manufacturer.

Location: bedroom receptacles

**GFCI ok** --- Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.

Location: kitchen, Bathrooms

Rating: Serviceable condition

**Detector:** Interior smoke and carbon monoxide detectors

Conditions: **CO detector present** --- Carbon monoxide detector(s) noted. Be sure to maintain detector(s) in conformance with the manufacturer's instructions.

**Smoke detector present** --- Smoke detector(s) noted. Be sure to check the detector(s) as suggested by manufacturer.

**Receptacles:** Interior wall receptacles

Conditions: **Wall receptacles OK** --- The inspector tested a representative number of wall receptacles and observed correct polarity (unless otherwise noted). Child proof covers are not removed and receptacles behind furniture are tested.

Rating: Serviceable condition

## EXTERIOR COMPONENTS:

Exterior components add convenience but have additional hazards because of the presence of water.

**Fixtures:** Exterior wall light fixtures

Rating: Serviceable condition

**Misc:**

Conditions: **Open junction box** --- Open junction box(s) were observed. All junction boxes should be covered. Install cover plate(s) as needed.

Location: garage, and house attic

Rating: Maintenance Recommended

**Receptacles:** Exterior wall receptacles

Conditions: **GFCI ok** --- Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.

Location: exterior receptacles

Rating: Serviceable condition

# Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed, a qualified plumber should repair them.

**WASTE/WATER:** This section describes the type of water supply and waste system for the structure.

**Waste Type:** City sewer

**Water Type:** City water

**MAIN SUPPLY:** This section covers the type and material of the main water supply. Learn where your shutoff valve is! If a supply line ruptures, extensive water damage can occur rapidly.

**Shutoff:** At meter

**Equipment:** PGE gas meter  
**Conditions:** **Gas meter** --- If you ever smell the presence of natural gas, turn off the gas meter and contact PGE for a complete safety inspection. This is a free service provided by the utility company.

Location: right side yard

**Sewage ejector pump and system** --- The basement is serviced by a sewage ejector pump system to pump sewage from the basement to the city sewer system at street level. This pump and all components are not a part of this inspection and require a special inspection and maintenance.

**SUPPLY PIPING:** This is the potable water used for drinking and cooking needs.

**Piping Mat:** Copper  
**Rating:** Serviceable condition

**Flow:** Adequate

**WASTE PIPING:** This is the waste disposed of from toilets, sinks and other plumbing fixtures.

**Piping Material:** ABS waste lines  
**Rating:** Serviceable condition

**Flow:** Adequate

**HOT WATER:** The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.

**Size:** 40  
**Conditions:** **Water heater strapping** --- The inspector observed that the water heater is properly strapped.

**Rating:** Serviceable condition

**Type:** Tank type water heater

# Heating

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed, a qualified heat technician should correct them.

- WARM AIR:** Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.
- Furnace:** Forced air with AC  
**Conditions:** **Annual inspection recommended ---** The gas fired heater(s) should have an annual inspection for cleaning as well as a full safety inspection. AMD Home Inspections does not remove covers to inspect interior parts of heater or inspect heat exchangers.  
**Fired ok ---** The inspector activated the thermostat for the forced air unit and it operated properly at the time of inspection. The heat to each room appeared to be adequate.  
**Rating:** Serviceable condition
- Duct:** Flexible  
**Conditions:** **Distribution in attic ---**  
**Rating:** Serviceable condition
- Filters:** Filter grill at ceiling  
**Conditions:** **Maintain filters regularly ---** The filters for the forced air unit should be maintained per the manufacturer's recommended schedule. A dirty filter can cause undue wear on the system and higher utility bills.  
**Rating:** Serviceable condition
- FUEL:** This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.
- Fuel Type:** Natural Gas
- Fuel Valve:** at furnace
- THERMOSTAT:** This section reports the type and condition of the thermostat for the primary heating system of the structure.
- Zones:** 1
- Type:** Programmable
- Location:** Hall
- FIREPLACE:** This section reports on masonry and manufactured fireplaces. Flues are rated only to the extent of the type of flue material used, not the condition of the flues as that can only be inspected by using special equipment as used by Chimney Sweeps.
- Fireplace:** Sealed gas fireplace  
**Conditions:** **Gas fireplace not inspected ---** The gas fireplace was not inspected. Either the pilot was off or the remote control was not present at the time of inspection. Consult others for re-inspection.  
**Rating:** Maintenance Recommended

## A/C

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed, a qualified technician should correct them.

**UNIT TYPE:** Performance of different air conditioner types varies greatly. Observations are based on comparable units of the same type.

**Type:** Central  
**Conditions:** **AC ok** --- Turned down thermostat, system started and was functional.  
**Rating:** Serviceable condition

## Kitchen

If any conditions are listed in this section, a qualified contractor should correct them.

**EXHAUST FAN:** This section describes the type and function of the kitchen exhaust in use.

**Type:** Fan and microwave combination, Above Range  
**Conditions:** **Appliance functional** --- The appliance was functional at the time of inspection.  
**Rating:** Serviceable condition

**FLOORING:** The type of floor covering is noted. Normal wear and tear or cosmetic deficiencies are not noted unless significant.

**Type:** Wood  
**Rating:** Serviceable condition

**CABINETS:** The proper amount of cabinets is a matter of personal taste. This inspection is restricted to their overall condition and installation.

**Material:** Wood  
**Conditions:** **Wood cabinets OK** --- The overall condition of the kitchen cabinets is good. Cosmetic defects are not noted unless they affect the proper function of cabinetry.  
**Rating:** Serviceable condition

**COUNTERTOP:** Overall condition and type of countertop(s) are noted in this section.

**Material:** Slab granite  
**Rating:** Serviceable condition

**APPLIANCES:** Appliances are covered in this section with respects to functionality only.

**Range:** Gas range and oven  
**Conditions:** **Appliance functional** --- The appliance was functional at the time of inspection.  
**Rating:** Serviceable condition

**Refrigerator:** Double Door  
 Conditions: **Refrigerator functional** --- The refrigerator was functional at the time of inspection. Through the door water and ice features are not inspected. Refrigerators are typically not permanently installed appliances unless they are a built-in (Sub-Zero) type unit.  
 Rating: Serviceable condition

**Dishwasher:** Built-in  
 Conditions: **Air gap noted** --- An approved air gap was observed for the dishwasher.  
**Appliance functional** --- The appliance was functional at the time of inspection.  
 Rating: Serviceable condition

**Microwave:** Built-in, Above Range  
 Conditions: **Appliance functional** --- The appliance was functional at the time of inspection.  
 Rating: Serviceable condition

**Disposal:** Garbage disposer  
 Conditions: **Appliance functional** --- The appliance was functional at the time of inspection.  
 Rating: Serviceable condition

**FIXTURES:** The type and condition of the kitchen fixtures is reported in this section.

**Sink:** Single bowl sink, Stainless steel  
 Rating: Serviceable condition

**LAUNDRY:** Laundry items are inspected if present.

**Washer:** Electric, Hookups only  
 Rating: Serviceable condition

**Dryer:** Hookups only, Electric  
 Conditions: **Wall cap broken or loose** --- The dryer cap for the clothes dryer is broken or loose at the exterior wall. Repair or replace as needed.  
**Vent to outside OK** --- The dryer appears to be venting properly to the exterior of the building in an approved manner.  
 Rating: Maintenance Recommended

## Bathrooms

If any conditions are listed, a qualified professional should correct them.

### BATH 1: Hall bathroom

**Tub/Shower:** Shower curtain, Ceramic tile, Shower and tub combo  
 Rating: Serviceable condition

**Fixtures:** Single bowl sink, Plastic composite countertop, Vanity  
 Rating: Serviceable condition

**Ventilation:** Window, Fan  
 Conditions: **Bathroom ventilation adequate** --- The bathroom ventilation which may consist of a fan or operable window was adequate at the time of inspection.  
 Rating: Serviceable condition

**Toilet:** Water tank type  
**Conditions:** **Toilet loose** --- The toilet is loose and should be repaired. Loose toilets could cause leaking and floor damage. Consult plumber for corrections.  
**Rating:** Maintenance Recommended

**Floor:** Ceramic tile  
**Rating:** Serviceable condition

**BATH 2: Master bathroom**

**Tub/Shower:** Ceramic tile, Tempered glass enclosure, Shower  
**Conditions:** **Leak behind valve handle** --- Water is leaking behind valve handle. This is an indication that the valve needs a new seal or cartridge. Consult plumber for repairs.  
**No hot water from shower valve** --- The shower valve at the master bathroom does not appear to have hot water. The inspector ran the water in all positions and no hot water came out of the shower head. Consult plumber for re-inspection and repairs.  
**Rating:** Maintenance Recommended

**Fixtures:** Vanity, Plastic composite countertop, Double sinks  
**Conditions:** **Stopper not working** --- Stopper was not functioning properly and should be repaired.  
 Location: both sinks  
**Rating:** Maintenance Recommended

**Ventilation:** Window, Fan  
**Conditions:** **Bathroom ventilation adequate** --- The bathroom ventilation which may consist of a fan or operable window was adequate at the time of inspection.  
**Rating:** Serviceable condition

**Toilet:** Water tank type  
**Rating:** Serviceable condition

**Floor:** Ceramic tile  
**Rating:** Serviceable condition

**Interior**

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed, a qualified contractor should be consulted.

**FLOORS:** Floor covering types and conditions are reported, if other than cosmetic. For example, loose floor covering can be a tripping hazard.

**Type:** Carpet, Ceramic tile, Hardwood flooring  
**Conditions:** **Overall condition** --- The overall condition of the finished flooring was acceptable at the time of inspection. Cosmetic defects are not noted unless it is a tripping hazard.  
**Slightly sloping floor(s)** --- The inspector observed slightly sloping floors at one or more areas of the house. This appears to be minor settlement over time.  
**Rating:** Serviceable condition

**WALLS:** The type, material and integrity of the interior walls are reported on a representative basis only.

**Type:** Drywall  
**Rating:** Serviceable condition

**CEILINGS:** The type, material and integrity of the ceilings are reported on a representative basis only.

**Type:** Drywall  
**Rating:** Serviceable condition

**DOORS:** The interior doors are reported on a representative basis.

**Type:** Molded masonite interior doors  
**Rating:** Serviceable condition

**TRIM/HARDWARE:** Trim and hardware are inspected on a representative basis. Lack of hardware is normally only noted if it presents a safety problem such as the inability to easily open a door in case of emergency.

**Trim:** Painted wood  
**Rating:** Serviceable condition

**Hardware:** Door and cabinet hardware  
**Rating:** Serviceable condition

**ATTIC:** The attic is inspected (if possible) for roof support structure, and insulation. Although the attic insulation may be acceptable, the greater the insulating value along with proper attic ventilation and moisture control will lessen the chance of ice dams.

**Roof Framing:** Rafters  
**Conditions:** **Attic framing adequate** --- The attic framing which may consist of engineered roof trusses and or conventionally framed lumber appeared to be in good condition and have performed as intended since original construction.  
**Rating:** Serviceable condition

**Sheathing:** OSB plywood , Wood Boards  
**Rating:** Serviceable condition

**Insulation Type:** Fiberglass